

**MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION**

**I. CONTACT INFORMATION**

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	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Rob Mattei	
Organization	Grand Rapids EDA	
Address	420 N. Pokegama Avenue	
City / State / Zip	Grand Rapids, MN 55744	
County	Itasca	
Phone	218-326-7622	
FAX	218-326-7621	
E-Mail	<a href="mailto:rmattei@ci.grand-rapids.mn.us">rmattei@ci.grand-rapids.mn.us</a>	

\*Note Type of Organization (Owner, Broker, Representative, etc.)

**II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP**

**Site Name and Address**

Site Name/Designation	Co. Road 63/Itasca Eco-Industrial Park Site
Primary PIN Number(s)	91-019-2203
Legal Description	Part of Govt. Lot 3 in Section 19, T 55 North, R 25 West of the 4th Prin. Meridian,
Address	500 County Road 63
City	Grand Rapids
County	Itasca

**Site Information**

Total developable land	21.7 acres
Number of Parcels	1
Distance to major state/U.S. highway	.2 miles
Directions from Interstate or Major Highway: Turn west off of State Hwy. 2 on to Itasca County 63, proceed 0.2 miles, site on the left (south)	

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

**Required Documentation**

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	Yes
ALTA Survey (ASC 2005)	Yes
If site not owned, attach copy of option or purchase agreement	N/A
Copy of site layout	Yes
Copy of aerial photo(s) identifying site location/major highways	Yes
Schedule and required submittals for site plan approval/permits	Yes
Updated Community Profile as reported in MNPRO's database	Yes
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	Yes

**Identify All Current Property Owners for This Site**

	Owner # 1	Owner #2
Name	Grand Rapids Economic Development Authority	
Address	420 N. Pokegama Avenue	
City / State / Zip	Grand Rapids, MN 55744	
Phone	218-326-7622	
E-Mail	<a href="mailto:rmattei@ci.grand-rapids.mn.us">rmattei@ci.grand-rapids.mn.us</a>	



## III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

## Land Use Information

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Provide brief description of previous and current land uses of site .	This site (21.7 acres) was part of a larger 223 acre commercial oriented strand board manufacturing facility. The subject property is currently vacant/forested.
Identify current and previous uses of adjacent parcels.	The remaining 200 acres is vacant and being marketed for redevelopment.

## Current and Planned Zoning

Current and planned zoning designation for the site.	SI-2 (Shoreland General Industrial Park)
Current and planned zoning designation for land within 500 feet of the site.	Current Zoning: SI-2 (Shoreland General Industrial Park), SGB (Shoreland General Business), and SPU (Shoreland Public Use). Planned Zoning (as shown in 2011 Comp. Plan~ Future Land Use): Combination of Industrial Park and Business Park.
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Grand Rapids

## IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Can Be
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	Yes
New Market Tax Credits	No

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Can Be
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	Yes
New Market Tax Credits	No

Date

Completed

## V. ENVIRONMENTAL SITE ASSESSMENT

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	Yes	6/1/2009
Was a Phase II Environmental Study required? If so, attach a copy.	No	

## VI. TRANSPORTATION

## Interstate Highway

Distance to closest <u>north/south</u> interstate highway	78 miles
•Identify interstate route number	I-35
Distance to closest <u>east/west</u> interstate highway	155 miles
•Identify interstate route number	I-94

## River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	82 miles
Distance to closest International Airport	76 miles
Distance to local/regional airport	4 miles
Runway length	5,755 feet
Navigational Aids	I.L.S.

## Rail Access Contact Information and Service Description

Name of Contact	
Company	Burlington Northern/Santa Fe Railroad
Address	705 NW 3rd Street
City / State / Zip	Grand Rapids, MN 55744
Phone	218-326-8704 (Trainmaster)
E-Mail	<a href="http://www.bnsf.com">www.bnsf.com</a>
Description: Site includes easement to access Burlington Northern rail spur.	
Nearest Intermodal Facility:	174 miles- Dillworth, MN



## VII. UTILITY SERVICES

### Electric Power Providers and Service Description

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Contact Name	Ryan Patton, Electric Dept. Manager
Company	Grand Rapids Public Utilities Commission
Address	500 SE 4th Street
City / State / Zip	Grand Rapids, MN 55744
Phone	218-326-7182
E-Mail	<a href="mailto:RMPatton@grpuc.org">RMPatton@grpuc.org</a>

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	22.86kV
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	Not at this time
What is the approximate distance to the nearest substation servicing this site?	6.5 Miles
Is there a potential for dual feed to the site from two different substations?	Yes, 0.5 Miles away at IEIP
What is the largest demand that can be served at this site using existing system?	5000kW

### Natural Gas Providers and Service D

Contact Name	Jim Jurvelin
Company	Minnesota Energy Resources
Address	401 SE 13th Street
City / State / Zip	Grand Rapids, MN 55744
Phone	218-256-8304
E-Mail	<a href="mailto:JRJurvelin@minnesotaenergyresources.com">JRJurvelin@minnesotaenergyresources.com</a>

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	6 in
Line Capacity	MCF/hour
Pressure (PSI)	125 PSI

### Municipal Water Provider and Service Description

Contact Name	Dennis Doyle
Municipality	Grand Rapids PUC
Address	500 SE 4th Street
City / State / Zip	Grand Rapids, MN 55744
Phone	218-326-7192
E-Mail	<a href="mailto:dmdoyle@grpuc.org">dmdoyle@grpuc.org</a>

Contact Name	
Municipality	

Head pressure at closest hydrant	80 PSI
Flow rate at nearest hydrant	1,040 GPM
Attach chemical profile of water	Yes
Is water from surface or ground water source?	Ground
Is water source part of looped system with feed from two sources?	No
Any planned upgrades, if so, when?	As Needed
What will be the incremental capacity?	GPM
Will redundancy or loop be added?	As Needed

**Municipal Sanitary Sewer Provider and Service Description**

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Contact Name	Anthony Ward, General Manager	Sewer line in place near/at site?	No
Municipality	Grand Rapids PUC	Diameter of line at site	inches
Address	500 SE 4th Street	Size of sewer main in public right-of-way?	inches
City / State / Zip	Grand Rapids, MN 55744	Depth of sewer in public right-of-way?	feet
Phone	218-326-7188	Any special pretreatment	
E-Mail	<a href="mailto:atward@grpuc.org">atward@grpuc.org</a>	Any incremental treatment capacity planned? If yes, note additional capacity	Yes

**Municipal Storm Sewer Service Description/Requirements**

Based on City Engineer input:

Contact Name	Tom Pagel, City Engineer	Capacity of sewer during 5-year storm event	N/A
Municipality	City of Grand Rapids	Capacity of sewer during 10-year storm event	N/A
Address	420 N. Pokegama Avenue	Capacity of sewer during 20-year storm event	N/A
City / State / Zip	Grand Rapids, MN 55744		
Phone	218-326-7626		
E-Mail	<a href="mailto:tpagel@ci.grand-rapids.mn.us">tpagel@ci.grand-rapids.mn.us</a>		
Any additional storm water treatment or rate of discharge control required for this site?			Yes
If yes, describe treatment/control required: Post development discharge rate must equal pre-development discharge rate.			

**MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:**

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	No
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	No

**Telecommunications Providers and Service Description**

Contact Name	Jason Janesich, Technical Operations Supervisor
Company	Mediacom
Address	504 NW 1st Avenue Suite 205
City / State / Zip	Grand Rapids, MN 55744
Phone	507-461-3030
E-Mail	<a href="mailto:jjanesich@mediacomcc.com">jjanesich@mediacomcc.com</a>
Is there telecommunications service currently available at the site?	No
Does the site have broadband service?	No
If there is broadband service, what is the upstream band width?	Coax 2M/Fiber 1G
What is the downstream band width?	Coax 20M/Fiber 1G
What is the type of delivery medium (copper, fiber optics, etc.)	Coax or Fiber
If service not available, how soon could it be installed?	Coax - 3 weeks      Fiber-36 Wks (R.R. Permit)

**VIII. VERIFICATION AND ASSURANCE**

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days.

Name: Rob Mattei	Title: Community Development Director	Organization: Grand Rapids Economic Development Authority	Date: 10/4/11
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